

**PRINCETON
HISTORIC PRESERVATION COMMISSION**

Minutes – Regular Meeting

December 9, 2013

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, December 9, 2013 by Chairman Capozzoli in Meeting Room B of the Municipal Building.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, location and agenda was mailed to the news media, posted on the municipal bulletin board and filed with the Municipal Clerk as required by law.

ROLL CALL AND DECLARATION OF QUORUM

Present: Julie Capozzoli
Elric Endersby
Catherine Kurtz Gowen
Shirley Satterfield
David Schure
Roger Shatzkin
Robert von Zumbusch

Absent: Cecelia Tazelaar

Also present: Christine Lewandoski, Historic Preservation Officer; Jo Butler, Council Liaison; Jack West, Land Use Engineer; Alina Ferreira, Assistant Engineer; Kerry A. Philip, Recording Secretary

ANNOUNCEMENTS

C. Lewandoski stated that HPC has had a large number of applications this year. Typically people wait in the hallway for their turn to present their plan. This is disturbing to staff so she was asked if it was possible for us to meet in another location. Secretary Philip was asked to see if another room was available.

ADMINISTRATIVE MATTERS

a) Resolutions Regarding Open Public Meetings Act:

- i. 2014 Schedule of Meetings – Motion was made by E. Endersby and S. Satterfield seconded the motion to approve the 2014 Schedule of Meetings. The vote was 7-0 in favor. Motion carried.

- ii. Notice of Special Meetings - Motion was made by D. Schure and C. Kurtz Gowen seconded the motion to approve the Notice of Special Meetings. The vote was 7-0 in favor. Motion carried.
- iii. Charges to Subscribers for Agenda Mailings - Motion was made by D. Schure and C. Kurtz Gowen seconded the motion to approve the Charges to Subscribers for Agenda Mailings as amended. The vote was 7-0 in favor. Motion carried.

b) Appointment of Nominating Committee

S. Satterfield and C. Kurtz Gowen were appointed as the nominating committee. A report should be provided at the next meeting.

RESOLUTIONS

- a) Christopher Olsen and Kim Howie
Preservation Plan
16 Alexander Street
Mercer Hill Historic District
Reconstruction and Alterations to Barn
Section 41.01, Lot 8, Zone R-3
Project No.: 60HP-2013

Motion was made and seconded to approve the resolution for 60HP-2013 as amended. The vote was 6-0 in favor. Motion carried.

For: Capozzoli, Endersby, Kurtz Gowen, Schure, Shatkin, von Zumbusch
Against: None
Abstain: None

- b) Resolution on Friends of Herrontown Woods

Steven Hiltner was present and stated that they will form a non-profit for a transfer of ownership of the house, some of the land and the cottage. He asked that HPC keep him up to date on the status.

Motion was made by R. von Zumbusch and seconded by C. Kurtz Gowen to approve the resolution for the Friends of Herrontown Woods. The vote was 6-0 in favor. Motion carried.

For: Capozzoli, Endersby, Kurtz Gowen, Schure, Shatkin, von Zumbusch
Against: None
Abstain: None

DISCUSSION

a) Light Poles on Nassau Street

C. Lewandoski stated that in November HPC reviewed the proposal for Crown Castle regarding replacement of some poles for new DAS equipment. Two of the poles were located on Nassau Street. While she prepared the report she realized that the poles had been replaced already and these poles were part of the Kings Highway nomination. She contacted PSE&G to find out whether review is needed. She was advised that Borough staff had requested the replacement of approximately 18 poles.

Mr. West stated that the pole replacement had been requested several years ago because the poles had exposed wiring in the base and PSE&G did not have the parts. R. von Zumbusch stated that the parts could have been replicated and State approval is required and this was not done. The HPRC were not even alerted on the pole replacement. D. Schure recommended that HPC reach out to the State Historic Office and ask for guidance. PSE&G should be alerted that this is a process that must be followed. R. von Zumbusch stated that a letter is needed to make sure that these things are adhered to in the future. The State Historic Preservation Office and the NJDOT should be copied on the letter. D. Schure asked for information on what the State has done elsewhere.

APPLICATION

a) Steve Waskow 561 Stockton Street Concept Review Elevation and Moving of House 68HP-2013

C. Lewandoski stated that the applicant experienced flooding in his home twice in recent years. During a meeting with staff he advised that there is a program that the State has involving the moving or razing of homes but funding is only available if the town applies for the grant. C. Lewandoski stated that there may be historic monies available for this and she will look into this. A letter of support from the HPC may be needed in order for Mr. Waskow to move his house. It is possible that the oldest part of his home dates back to 1701.

Mr. Waskow stated that his home almost floated off the foundation after Hurricane Irene, after a second flooding the home was a total loss. A Hazard Mitigation Assistance grant is available to homeowners, 25% of the cost would be paid for by the homeowner. Getting grant money is difficult because FEMA requires flood insurance on the property in perpetuity or requires that the house be moved to another location on the property so he is considering moving the house to the location of the existing detached garage and building a new garage behind this. He is also considering a bedroom above the new garage. The view of the garage would disappear behind the site lines of the home. The foundation of the house would have vents. R. von Zumbusch stated

that the garage should be cinderblock. Mr. Waskow stated that FEMA accepts cinderblock and rebar wire for a small structure. R. von Zumbusch stated that the plan for moving the house is a good one, the current location could be dangerous. He asked for a complete set of drawings for review.

C. Lewandoski stated that the area where the house may be relocated does not have trees so it appears that the house can be relocated and expanded without a variance. Board members were asked if they were in support of applying for the grant. All those in attendance were in favor. E. Endersby asked if the cellar would have to be moved. Mr. Waskow advised that this would not be required. E. Endersby asked that the cellar and the well be identified as original remnants.

PUBLIC PORTION

Being that no one wished to address the board, motion was made and seconded to close the public portion of the meeting.

STAFF/COMMISSION MEMBERS REPORTS

Monument Drive Signage

Alina Ferreira, Engineering Department, was present. C. Lewandoski stated that the signage for the Monument Drive building was reviewed and the design of the sign has changed several times. She handed out a rendering of the proposed sign. Illumination of the sign is now being considered.

R. von Zumbusch commented that the municipal logo does not stand out because of the background color. C. Lewandoski stated that the background of the seal could be white or beige in color. Council Liaison Butler recommended that it be a similar shade to the Morven fencing.

E. Endersby recommended a clear off white sign with black lettering and the municipal logo on top to keep the design simple. Council Liaison Butler stated that she wishes to have a committee in 2014 work on issues involving the municipality for a clear definition of what the municipality needs, for unification. She noted that uplighting of the sign is possible and recommended a temporary sign until the final design is worked out. Approval from the State Historic Preservation Office will be required.

Short Form - Historic Preservation Application

C. Lewandoski stated that she recommends a short application form for some historic preservation projects involving signage or window replacement. The commission members were in favor of this.

Escrow – Amended Ordinance

C. Lewandoski stated that according to the ordinance some projects do not require escrow monies but sometimes there are projects that involve easement review by the municipal attorney and the municipality is paying for this. She recommends including an escrow fee in the fee schedule and Council would have to ordinance this.

American Boychoir School

E. Endersby stated that the new owners of the property have been doing a lot of work on the landscaping and the final design will change the landscaping that was originally intended.

Being that there was no other business before the commission; motion was made by R. von Zumbusch and D. Schure seconded to adjourn the meeting at 6:00 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kerry A. Philip". The signature is written in dark ink and is positioned above the printed name and title.

Kerry A. Philip
Secretary